

Town of Newtown

Proposed Municipal Office Building Project



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- H. Schematic Plan and Specification (under separate cover)



October 6, 2006

Mr. Herbert C. Rosenthal First Selectman Edmond Town Hall 45 Main Street Newtown, CT 06470

RE: Design/Build Proposal for New Town Hall Project at Fairfield Hills (Project)

Dear Herb,

On behalf of O&G Industries, Inc. (O&G) and the entire Design/Build Team, we are pleased to submit this letter and its attached exhibits as our Proposal to the Town of Newtown and to the Fairfield Hills Authority (Authority) for the development and construction of the above noted Project. We have worked in concert with you, the related Town Departments and the Authority to develop this Proposal for review by the Town. The Design/Build Team consists of O&G (Design-Builder) and Tai Soo Kim Partners (Designer). Given the groundwork done by many during the development of the Fairfield Hills Master Plan, and given the budget and its priorities established early on in the process, we believe that this Proposal is responsive to the needs and desires of the Town and the Authority.

As you know, after various reviews and feasibility initiatives, the former Bridgeport Hall was designated as the building to be renovated for the New Town Hall and Board of Education Offices. Although the overall Fairfield Hills Development Project Budget established a limited amount of funds for the Project, we trust the Town will be pleased with the information provided herein. Unfortunately, the demolition of Shelton House is not included at this point due to existing budget constraints, but should be considered for a future phase of development. However, the proposed Project will be a major asset for the community and will set a positive example for future development opportunities at Fairfield Hills.

The Proposal includes the following Exhibits for review:

- A. Project Summary
- B. Plans for Newtown Town Offices
- C. Architectural Narrative
- D. Program Space Requirements
- E. Project Cost Summary
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Pursuant to the Preliminary Agreement executed between the Town and O&G, and the contemplated Agreement for Design/Build, O&G is proposing to manage the design and construction of the proposed improvements detailed herein within the fixed limit of construction cost established and within the time schedule presented. As agreed, O&G will hold all the design and construction contracts and be responsible for providing all the related services and trade work to the Town. Also as agreed, O&G will generally utilize the Town's procurement procedure for the bidding and awarding of construction contracts.

Since the estimated cost for the New Town Hall must not exceed the amount of funds allocated to this activity from the Fairfield Hills Development Project Budget, an updated Budget Report presenting line items for all the activities to be funded and implemented at Fairfield Hills shall be provided under separate. In this manner, the Town and the Authority can discuss what affect this Proposal and its costs may have on other contemplated projects. You asked us to develop a project that is consistent with budget expectations, and we proceeded with that directive as our guide.

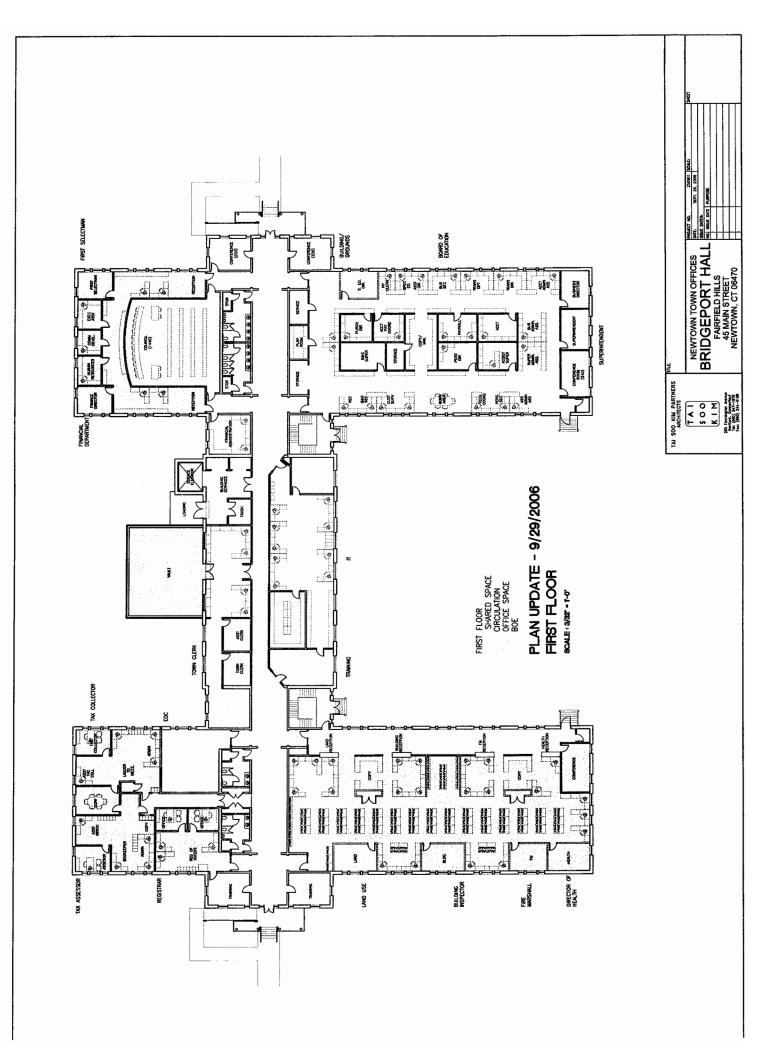
We know it has taken us a while to get to this point, but I trust you appreciate the time it takes to correctly evaluate and understand the conditions, limitations and ultimate opportunities for the Town at Fairfield Hills, and specifically at the site of Bridgeport Hall. Now that we have arrived here, however, it is important to note that the costs and schedule presented herein are directly related to the date of authorization to proceed. Considerations for rising construction costs and seasonal activities are imperative. Therefore, we ask that the Town review and respond to the Proposal within thirty (30) days in order to limit necessary modifications to Project costs or schedule.

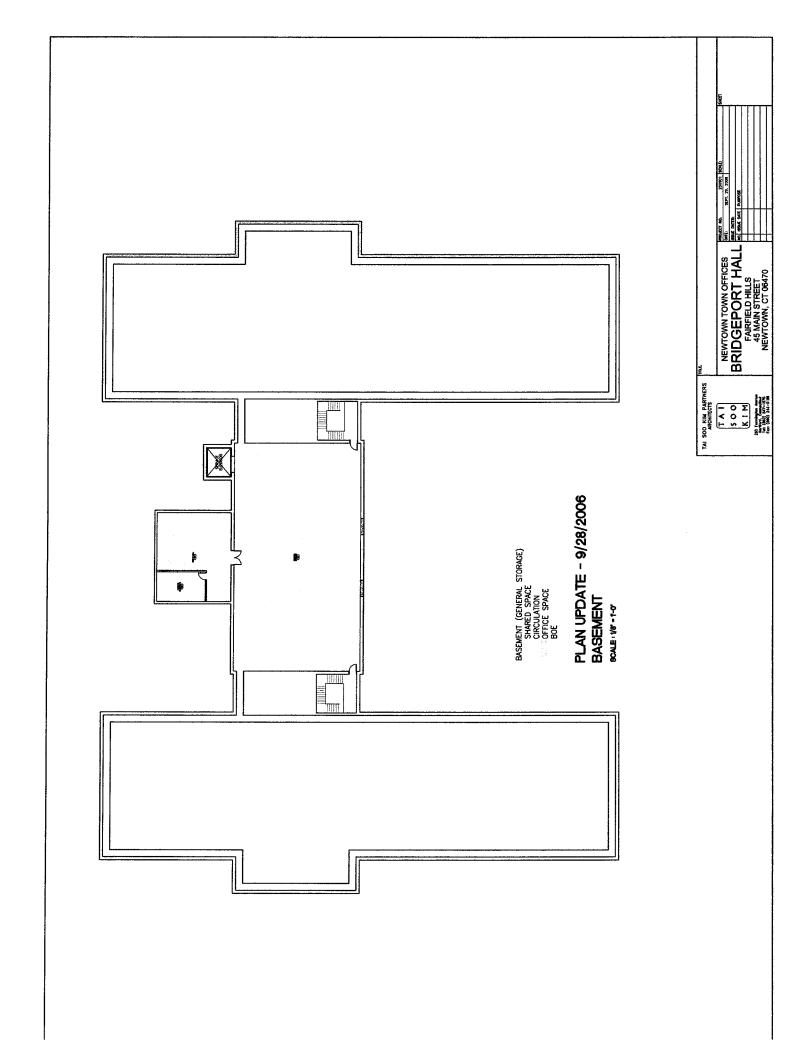
Lastly, O&G thanks you for the opportunity to be involved with the Town and the Authority on the Fairfield Hills Development Project. The Design/Build Team is excited about the proposed New Town Hall and believes it will be a beautiful landmark for the campus and Town. As you know, we also are preparing proposals for the building conservation (mothballing), playing field, parking and trail components of the overall development for submission and review.

Thank you for your time and consideration of this matter. Please call me with any questions or concerns (860-485-2137). The Development Team is prepared to provide a presentation of the Proposal and Project components to you and/or the Building Committee as soon as possible.

Respectfully submitted,

Jeffrey P. Cugno Director of Development





Architectural Narrative NEWTOWN TOWN HALL FAIRFIELD HILLS CAMPUS

The concept developed by the design team calls for a complete renovation of Bridgeport Hall to accommodate both the Town Hall program and the Board of Education. Bridgeport Hall offers great potential for this type of use. With the exception of some later additions that will be removed, the building is in better condition than most other buildings on the campus. Its function as a dining facility means that it has large span interior spaces that are well suited to both assembly space and to open office environments. Furthermore, the building's interior has a scale that is well-suited for the major circulation spaces throughout the building. Although some of these areas are larger in area than comparable space in new construction, the materials are durable and will require less finish materials to adapt to new uses.

With most of the parking for the building located along the access drives to the north and south, and a large parking lot to the east, the access to the building will be by way of the porticos on the north and south sides. These will be renovated, with new steps and a handicapped accessible ramp at one side.

The large barrel vaulted northwest wing can accommodate an open office environment for the Health, Fire Marshal, Building Department, and Land Use Departments. The hallway along the south side provides both access and reception areas for each department.

The similar space in the southwest wing can accommodate the Board of Education offices.

The smaller wings to the northeast and southeast house several smaller departments, as well as the Emergency Operations Center. In the southeast wing, the offices for the First Selectman and Finance Department wrap around a Council Chamber which is centered under the existing barrel vault.

The central section of the building, which originally contained the kitchen and bakery, will be subdivided by a new corridor linking the north and south entrance lobbies. The Town Clerk offices are along the east side of this portion of the building. The deteriorated service wing behind this section will be demolished down to the foundations, and a small new addition containing the vault will be constructed there. The I.T. Department will be located along the west side of this area as it will be serving both BOE and Town Hall technology systems.

The basement will contain space for mechanical space and some building storage areas.

The plan as presented accommodates most of the program requirements of the Town Hall offices and the Board of Education. In the future, a new addition could be added on the east side, linking to the ends of the short northeast and southeast wings, and abutting the new vault. The corridors could then be extended through the two wings in order to link up with the new addition.

In summary, the Design Team is confident that the concept presented will provide a building that is functional and efficient, while offering architecture and interior space that is unique and fitting as a Town Hall for Newtown.

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+					100	\vdash	200	1	200	+	+	266	1		+	 	+
=		Electrical Room			100	₩			200		-	200	- '	200	+	+	+
4			175	400			Subtotal:			1,650	<u> </u>				1,879	-	+
4						1									 		-
!	UNASSIG	NED SPACE (Expansion)							1,500	4				0			+
\perp		Total Assignable:		22,610					26,490					27,894		<u> </u>	
\perp		Assumed grossing factor (circulation, walls):						42%	11,126	I				NA		<u> </u>	+-
\perp		TOTAL w/o B.O.E.:		31,654					37,616	GSF	\Box			NA			+
\perp										1	1						+
J																	1
T																	1
T																	-
1	BOARD	OF EDUCATION									T						
+	1	1													T		
+	-	perintendent				+	1		-	+		1			+	+	+
4	Su				200	+	200	-	200	 	+-	209	.1	209	+	 	١,
+		Superintendent			390	+	200	1	200	-	+				+	+	+
+	-	Asst Superintendent			380		150	1		+	+	194	1		 	+	+-'
+	_	Conference Room (Shared)					250	1			\perp	239	1		 	+	+;
+	-	Personnel Director			200		150	1			+	112	1		+	+	+3
+	-	District-wide Technology Special.			160		120	1		+	+	112	1		+	+	+-'
\perp		Technical Curriculum Coordinator			220	\perp	150	1	150		\perp	112	1		-	+	+
1		Reception Area			90		100	1	100		-	112	1		 	+	
1		Receptionist					100	1	100		_	112	1		+		+
1		Superintendent Secretary			160		120	1	120		\perp	149	1				+
4.		Asst. Superintendent Sec.			160		80	1	80		\perp	112	1		-	-	+-
I		Personnel Sec.	T		160		80	1	80		1	112	1			-	+-
I		Files					180	1	180			195	1			-	+
I		Copy/Mail					175	1	175			334	1				\perp
1		Work Area									\perp	441	1		<u></u>		1
T		Closet / Office Supplies`					20	1	20			89	1	89			_
T		1	3,116	1,795	2,365	-	Subtotal:	- $$		1,875	7	1-7			2,634	1	
+		T	5,710	.,,,,,,,,		+	puntotus.			.,0.0		1 1			7		
+	Bus	siness				+	1				\top				\top		\Box
+	- 1500	Dir. Of Business and Operations			270	-	200	1	200	 	1	194	1	194			7
+		Business Secretary			160	+	120	1	120	 	-	149	1		1		1
+		Accountant			200	+	120	1	120	1	+	196	1		 		\
+		Accounting Supervisor	-		200	+	120	1	120		+	196	1		1	 	5
+-		Payroll Department (2 pers)			320	+	200	1	200		-	194	1		 		+5
+	_	Accounts Payable Coord,			200	-	120	1	120		+	155	1		 	+	15
+						+			120	1	+	198	1		1		—
+		Transportation Director			180	+	120	1		 	+	196	1		1 1	+	+
1	_	Transportation Dept Asst.			140		100		100		+	SEE SU			 		+
+	-	Conference (Shared with super)			200		280	1	280		+	160	PERIN 1		+	+	7
+		Purchasing Director				+	150	1	150	\vdash	+	SEE SU			 		⊢ ′
+		Reception (Shared)			160	+	80	1	80		+	SEE SU			-	+	+
+-		Copy/Mail (Shared)				+	100	1	100	 	+	SEE SU	LICITY	 	+	 	+
1		Secretary			-	-	400	-	400	 -	+	447	-	117	+	-	
\vdash		Computer Room (server)				+	100	1	100	\vdash	+	117	1		 		\leftarrow
L		Files					180	1	180		-	195	1		+	+	+
		Office Supplies				_	112	1	112		-	SEE SU	PERIN	١.	 	+	+-
L			2,780	1,252	2,902		Subtotal:			2,102					1,950		1
Г		lities									\perp						1
		Bldgs & Grounds Supervisor			200		150	1	150		I	226	1				X
L		Custodial Supervisor			180		120	1	120			224	1				\perp
		B & G Secretary			160		80	1	80			112	1				\perp
		Storage (Shared)					60	1	60			89	1				
		Workroom/Conference					120	1	120			SEE SU					
		Plan Room					180	1	180		1	115	1	115			
_		Office Supplies / closet					20	1	20			117	1				
F			150	4.400	000	=		-	-	730	+		_		1,355		-
_	-		450	1,125	902	+	Subtotal:			/30	+				1,300		+
_		d-IF-d				+	—				+-				 		+
		cial Education:				\perp	L				+-			100	 		+-
		Special Education Director			270	-	150	1	150		\perp	183	1	183	-	1	X
_	-	Secretary			160	\perp	80	1	80		-	98	1	98			+
		Pupil Personnel Clerk			140	\perp	120	1	120		\perp	98		98	1 1		\leftarrow
		Asst. Director			200		120	1	120		1	98	1	98		-	+-
		Secretary			160		80	1	80			126	1	126			-
		Conference Room (Shared)					240	1	240			SEE SU					1
_		Copy/Mail (Shared)					50	1	50			SEE SU	PERINT				
_							140	1	140		T						1
_	[]	Files		ı		1	140	111	14011	1		151	1	151	t		-

_	NEW	TO	WN TOWN HALL		Γ	1	П	1			Т	1	T-			1	1	T	1	
\vdash			Space Requirements		 	1	\vdash	+	 		ΤŤ		+	1					T	
⊢	Fiog	lan		Existing	1999 KBA	User	++	6-21-06 A	dinetm	onte	++	-+	+	9-21-06	Adius	ments	 	·	†	\vdash
⊢	DEPT				Program	Prog.	-	SIZE		TOTAL	++		+-			TOTAL	+	Remote	CL	OP
\vdash	DEF		STACE	Space	Fiogram	TTOG.		ULL.		TOTAL	Ħ		_		-		1			T
S 5	1	Info	rmation Technology:		<u> </u>			-			T									
1	i i		Technology Dept Director			270		150	1	150				171	1				×	
2			Staff (8 persons)		T	1,200		950					Ĺ	616				ļ	⊢ -	X
3			Secretary			160		100					į	100					⊢ −	X
4			Storage					400	1				1	404	1				├	\vdash
5	I		Training Lab					400	1				\perp	415					┼	-
6			Repair Area					400	1	400	1			360	1	360			<u> </u>	-
			1971			2,730	\sqcap	Subtotal:			11	2,400	_				2,066			
			~		1	1,100		1			TT			1						
S6		Can	tinuing Education:				\sqcap				TT								>	
1			Cont. Ed. Director		<u> </u>	270		150	1	150	ill		_	91	1	91			>	1
2			Bookkeeper			160		120	1	120				91	1	91			<u> </u>	
===		-				430	Ħ	Subtotal:			Ŧ	270	\top	_			182		T	1
 -		Emr	bloyee Lunch Room:		 	400	\vdash	Japiotar.			++-		+	_			1		T	1
-			(Shared)		 	 	\vdash	320			11		_	SEE IT	EMO				1	
			(Ollaisa)		 				 	 	††		-†-		<u>-</u>					
IJ		Mee	ting Space			1	\vdash	+			11		_							
_			(Shared)	853	635	500		500			11		7-	SEE IT	EM M					
			1				\sqcap				11		1						<u></u>	
v		Stor	age:					1			11			1					<u> </u>	\perp
			(Remote)		600	350		350			11		1	0				350		
							\sqcap				Ħ									
						1					П								<u> </u>	
w		Una	ssigned (Expansion):				\Box			0							0			\perp
											П									\perp
\neg			Subtotal of Adjusted items:			7,480		4,750			П		1						<u> </u>	ــــــــــــــــــــــــــــــــــــــ
			Total Assignable:		6,282					8,357									_	_ -
			Assumed grossing factor (circulation, walls):			4,657	\top		42%	3,510						1			-	
			TOTAL FOR BOARD OF EDUCATION:		8,795	15,744				11,867	GS	F						Ц	ļ	-
											\prod			Ι						↓ _
											H						1		-	+
			Combined Assignable:		28,892					34,847	AS	SF				36,363	GSF	1	-	+
			Combined Gross Area:		40,449					49,483	GS	SF .				43,673	GSF		-	+-
			Actual Overall Building Area:							50,300	GS	SF		1		47,574	GSF	H	+	+
											Ш		\perp				-	H	-	+
											11		\perp				-	H	+	+
			Grossing Factor								1		\perp			20%		H		
											11.			1						

FAIRFIELD HILLS DEVELOPMENT PROJECT DESIGN BUILD CONSTRUCTION NEWTOWN, CONNECTICUT

September 29, 2006 TOWN HALL PROJECT COST SUMMARY

	DESCRIPTION	QTY	U/M		TOTAL
_	TRUCTION COSTS:				
1.	CONTAINMENT MATERIALS / ASBESTOS ABATEMENT	•	ALLOW	1	250,000
2.	DEMOLITION			1	_
۷.	a. STRUCTURAL DEMOLITION		l LS	Incl	Below
	b. SELECTIVE DEMOLITION		LS	""	286,300
	c. TUNNEL DEMOLITION - SEALING & CAPPING		LS	Incl.	
				İ	
3.			ACRE		212,300
	a. OFF-SITE DEVELOPMENT (UTILITIES)	1	ALW	N/A	
	DUIL DING CONSTRUCTION			1	
4.	BUILDING CONSTRUCTION a. RENOVATION OF BRIDGEPORT W/ VAULT ADDITION	45,770) SF		- 6,619,800
	b. CIRCULATION	Incl.	SF	Incl.	0,018,000
	c. BOE	inci.	SF	Incl.	
	Subtota		Ŭ.		7,368,400
				İ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	CT "SOFT" COSTS:			İ	
	LAND ACQUISITION, APPRAISALS, LEGAL FEES			N/A	
	ARCHITECTS FEES (TOWN HALL & FF&E)		LS	ĺ	695,000
	a. REGULATORY APPROVAL & MEETINGS		LS	incl.	05.000
	HAZ - MAT CONSULTANT & MONITORING		LS		65,000
	FURNITURE - EQUIPMENT ALLOWANCE TELEPHONE SYSTEM	45,770 45,770		į.	423,373 137,310
	TECHNOLOGY ALLOWANCE	45,770			114,425
	SECURITY SYSTEM	45,770		ļ	91,540
	TRAFFIC STUDY	40,770	· 0.	N/A	01,010
	TESTING and INSPECTIONS Town Hall	1	LS		10,000
	PRINTING, MAILING and ADVERTISING		ALLOW	1	12,000
12.	MOVING EXPENSES AND STORAGE	1	ALLOW		20,000
	SECURITY			N/A	
	BUILDER'S RISK INSURANCE	0.45%			47,475
	CT PERMIT FEE	0.00%		1	0
76.	OWNER'S CONTINGENCY	0.00%			4 646 400
reserviere	TOTAL PROJECT "SOFT" COSTS AL CONDITIONS/REIMBURSABLES	744			1,616,123
	BUILDING PERMIT FEE	1		WAI	VED
	C. M. REIMBURSABLE			1	' -
	a. STAFF (TOWN HALL)	10	МО		388,760
	D. CONSUMABLES (TOWN HALL)	10			168,290
	Subtota	ıl:			557,050
STREET, STREET	ATION, CONTINGENCY:				
	ESCALATION TOWN HALL	0.0%			0
	ESCALATION and CONSTRUCTION CONTINGENCY	5.0%			449,226
3. [DESIGN/ESTIMATE CONTINGENCY	5.0%		N/A	440.000
A 11 27	Subtota				449,226
	EES, INSURANCE & BONDS PRECONSTRUCTION PHASE	0.75%			70,753
	CONSTRUCTION PHASE	5.00%			471,690
	CM INSURANCE	0.75%		Incl.	471,000
	PAYMENT AND PERFORMANCE BOND	0.550%			IONAL
	Subtota				542,443
	Town Hall Project Cost		,	\$1	0,533,242

Town Hall w BOE 9 29

Option to Add Payment and Performance Bond

\$57,933

Newtown Town Hall

September 27, 2006

Qualifications and Assumptions:

- The proposed schedule for this project has a start date of March 1st of 2007 and a completion date of March 1st, 2008.
- All construction is based on a normal 40 hour work week.
- equipment, layout, cleaning, etc. Care needs to be exercised when adding or deducting scope using these The pricing units included herein are composite units, which items such as material, labor, scaffolding, က
- Site work is limited to providing new utilities, bituminous walks and limited landscaping work. 4
- This estimate assumes that no structural renovations are required and that the new Vault Addition will sit upon the existing foundations, with minimal work required 'n,
- Areas where the existing slab on grade have sunk are fill with light weight gypsum concrete toppings. ဖ
- limited to work at the new windows only. Replication of the existing precast trim at the exterior endwalls This estimate assumes that 15% of the exterior brickwork will require repointing. Precast trimwork is is not part of this scope of work. ۲.
- The new Vault Room receives a roof consisting of steel joists and a metal deck topped with concrete. No other structural steel work is required. All existing stairs to remain are cleaned and repainted only. œί
- removed from adjacent buildings slated to be demolished in the near future. No replacement nor temporary This estimate assumes the brick, roof slate, gutters, leaders, wooden eave trim and copulas can be protection is included where these materials are removed. တ်
- Replacement of the exterior eaves is limited to 50% of the total running footage, Bird and insect activity, as well as wood rot has been observed in some areas. Replacement of interior wood framing is excluded
- Wood Paneling is limited solely to a 3'6" high wainscot at the Council Room. 7.

Newtown Town Hall

September 27, 2006

- 12. The existing vestibules at both the north and south end of the main corridor are to remain in place. The interior doors and the glass roofs will be replace, and the exterior doors will receive new weather-stripping.
 - The large windows at the three new Meeting Rooms will be replace with aluminum windows, containing multiple panes to mimic the existing building. <u>€</u>
- 14. This estimate excludes the repairing of existing plaster. Walls currently finished will plaster will be scrapped down to the substrate, and receive new gypsumboard furring. Both plaster and concealed spline ceilings will receive a new single layer gypsumboard ceiling.
- An allowance of \$5,000 is included for Acoustical Wall Panels at the Council Room only. 5.
- 16. While not shown, the following Specialties and Equipment is included in this estimate: Janitor's Closets (2 each), Projection Screen; One Unit Kitchen, with Refrigerator and Microwave; and one Folding Partition, to be located in one of the smaller of the three Meeting Rooms.
- 17. All storm water is collected into the exterior gutters, including at the new Vault Room. No interior storm water piping is included in this estimate,
- Exterior lighting is limited to replacing existing building fixtures and adding those required by code. 6
- 19 The Board of Education Wing work is valued at \$347,800.

Alternates:

\$6,100	\$33,400
A. Add Senior Education Director's Room	B. Add Northwest Wing Walls and Rooms

Activity	Activity Description	ARE,	Orig Dur	Early Start	Early Finish	S OCT NOVIDEC JAN FEB MAR APR MAY JUN JUL AUGISEP OCT NOVIDEC JAN FEB MAR APR M	OCT NOVIDEC JAN FEB	008 MARIAPRIM
204	Solitation	۵	20 18OCT06		14NOV06			
206	Award Contract	٥	5 15NOV06		21NOV06	Award Contract		
202	Building Mothballing	٥	40 22NOV06		16JAN07	Mothballing Mothballing		
Town Hall 004	Proposal Date	A	1 29SEP06*		29SEP06	M Proposal Date		
012	Proposal Review	A	14* 29SEP06*		18OCT06	Proposal Review		
014	Proposal Acceptance	₹	0 18OCT06*	.T06*		Proposal Acceptance		
016	Department Meetings	4	13* 18OCT06*		03NOV06	Department Meetings		
018	D.D. Drawing	₹.	27* 190CT06*		24NOV06	D.D. Drawing		
020	D.D. Estimate	A	15* 27NOV06*		15DEC06	D.D. Estimate		
022	C.D. Drawing	A	45* 27NOV06*		26JAN07	C.D. Drawing		
024	C.D. Estimate	A	15* 29JAN07*		16FEB07	Amay C.D. Estimate		
026	Bid Solicitation	A	20* 19FEB07*		16MAR07	Mary Bid Solicitation		
600	Award Contracts	A	21* 19MAR07*		16APR07	Award Contracts		*** ***
010	Mobilize Site	A	20 19MAR07*		13APR07	Mobilize Site		
030	Start Construction	4	0 16APR07*	R07*		Start Construction		
102	Remediation	A	30 16APR07		25MAY07	Remediation	30 one of	
104	Demolition	A	55 07MAY07		20JUL07	Demolition		
110	Underground Utilities	A	10 04JUN07		15JUN07	Underground Utilities		** *** *** ***
106	Concrete	∢	25 18JUN07		20JUL07	Concrete		
108	Masonry	4	25 02JUL07		03AUG07	Masenry		
112	Steel	∢	10 02JUL07		13JUL07	Steel		
114	Building / Roof Carpentry	A	30 09JUL07		17AUG07	Ruilding / Roof Carpentry	Sarpentry	344 344 -sp ²
118	Roofing	4	25 30JUL07		31AUG07	Roofing		*** *** ***
120	Doors	∢	20 13AUG07		07SEP07	Doors		
122	Windows	A	50 13AUG07		19OCT07		Windows	
130	Elevator	∢_	20 20AUG07		14SEP07	Elevator C		
Start Date Finish Date	18SEP06 18FEB08			AAAA	80	Sheet 1 of 2 Sheet 1 of 2 Date Revision	Checked	Approved
Data Date Run Date	29SEP06 13:44	Amortonical	Progress Bar Critical Activity		S es			

2006 SLOCT NOVIDEC JAN FEB MAR APRIMAY JUN JUL AUG SEPLOCT NOVIDEC IAN JERR MAR APRIM	Plumbing	HVAC	/ Incritical	Outside Walks & I andscaring		A COMILIAN A STATE OF THE STATE	Painting	Floring	Punchlist	Furniture/Fixtures/Equipment/		Owner Move In		Abatement & Demo. Litchfield Hall	- Laren	Field Work	
	1.50													Abatement & E	Field Prep.		
	70VON60	02NOV07	23NOV07	21SEP07	30NOV07	21DEC07	28DEC07	04JAN08	18JAN08	01FEB08	21JAN08	18FEB08		06MAR07	13APR07	03AUG07	
Crig Pris	27A	45 03SEP07	60 03SEP07	15 03SEP07*	50 24SEP07	50 15OCT07	50 22OCT07	50 29OCT07	10 07 JAN08	20* 07JAN08	1 21JAN08	20 22JAN08		35 17JAN07	20 19MAR07	80 16APR07	
n Y Y	A	∢	A	A	A	A	A	A	A	Tt.	A	A		ld Hall B	a	Ø	
Activity Description	B u	HVAC	Electrical	Outside Walks & Landscaping	Drywall	Woodwork / Millwork	Painting	Flooring	PunchList	Furniture/Fixtures/Equipment	00	Owner Move In		Abatement & Demo. Litchfield Hall	Field Prep.	Field Work	
2			136 E	138 0	128 D	116 V	126 P		198 P	200 F	199 C	201 0	Athletic Field		304 F	306 F	